

Return to: Covius Settlement Services, LLC
1044 Main Street, Suite 600, Kansas City, MO 64105

Reference Number: 510-604461

Mail Tax Statements to: James R. Graebner and Tiziana M. Graebner
352 Chesser Loop Circle, Chelsea, AL 35043

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

JAMES R. GRAEBNER and TIZIANA GRAEBNER also known as TIZIANA M. GRAEBNER and FRANCESCA C. MAGNOLIA, whose mailing address is 352 Chesser Loop Circle, Chelsea, AL 35043, hereinafter referred to as "Grantor"

and

JAMES R. GRAEBNER and TIZIANA M. GRAEBNER, whose mailing address is 352 Chesser Loop Circle, Chelsea, AL 35043, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 113, according to the Amended Map of Cottages at Chesser Phase II, recorded in Map Book 38, page 49, in the Office of the Judge of Probate Shelby County, Alabama.

Being the same property conveyed to James R. Graebner, Tiziana Graebner and Francesca C. Magnolia herein by deed recorded on July 31, 2015, as Instrument No. 20150731000262450, in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE


PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

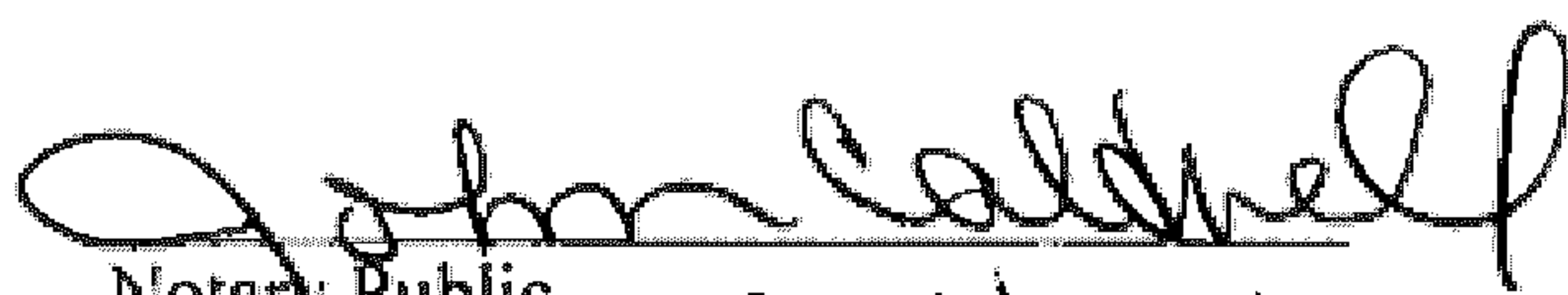
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11 day of March, 2022


JAMES R. GRAEBNER

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JAMES R. GRAEBNER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

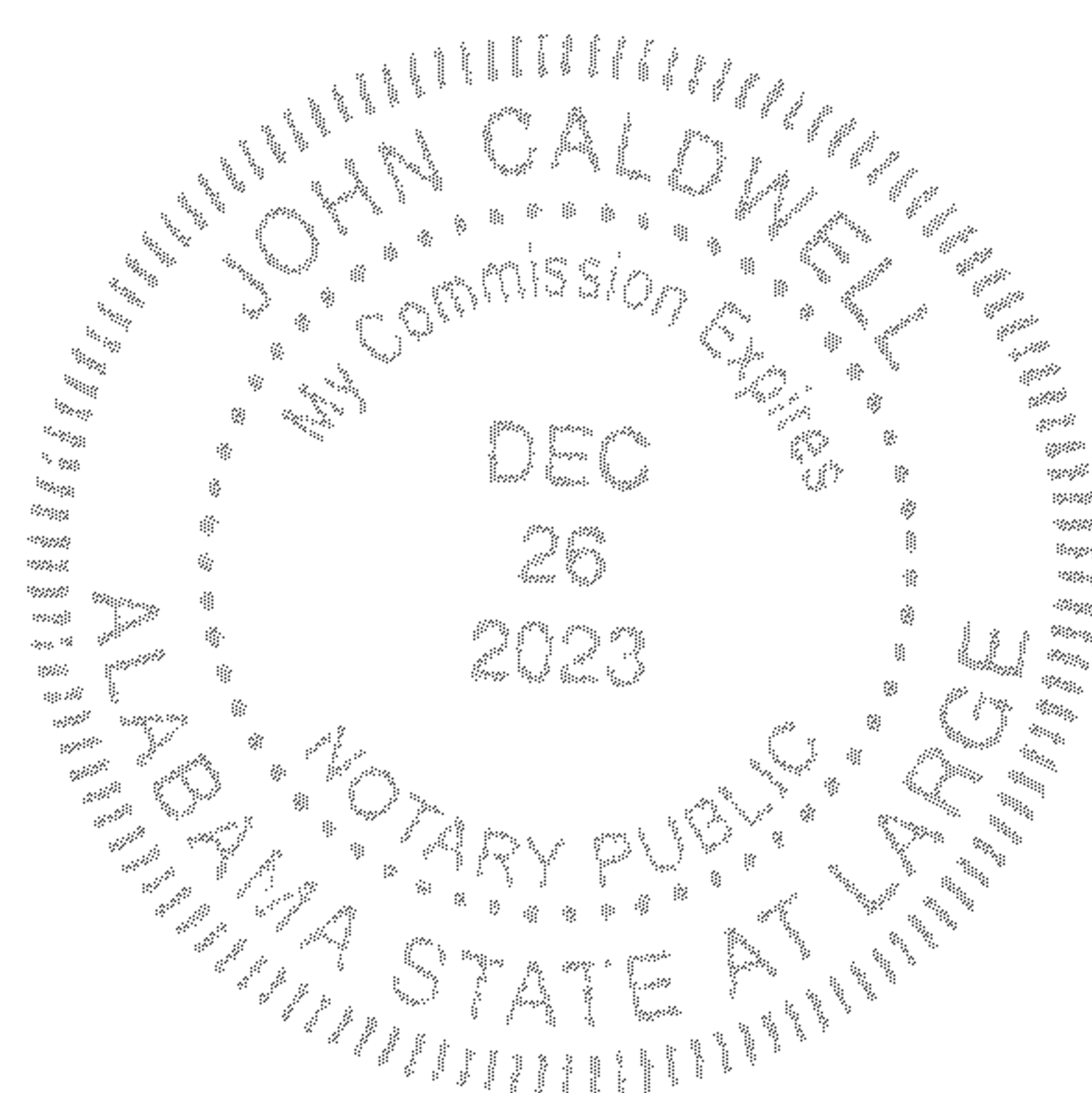
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of March, 2022


Notary Public
John Caldwell


Print Name

My Commission expires:

John Caldwell
My Commission Expires
12/26/2023




IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11 day
of March, 2022.


TIZIANA GRAEBNER
also known as TIZIANA M. GRAEBNER

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that TIZIANA GRAEBNER also known as TIZIANA M. GRAEBNER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

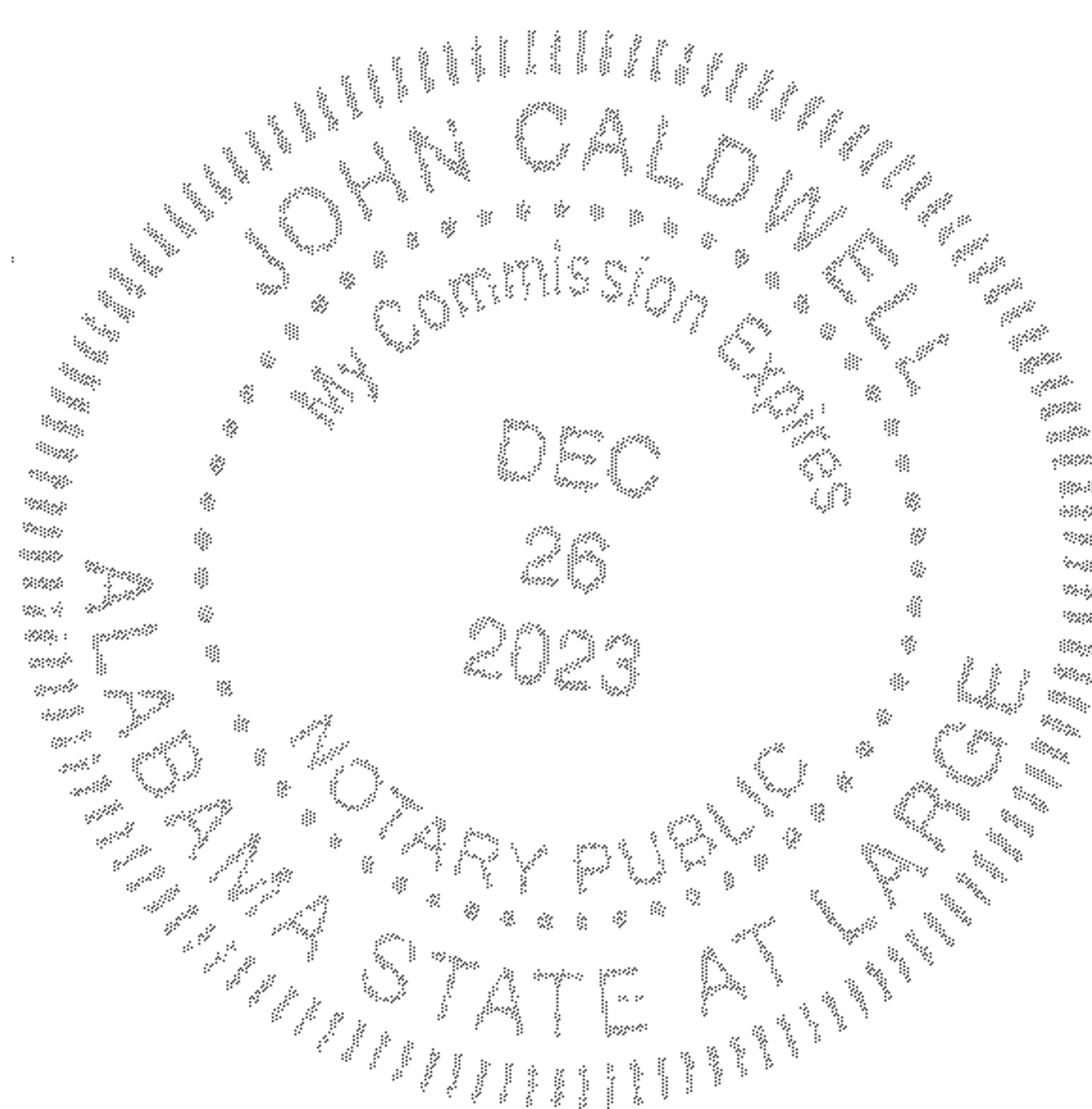
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of
March, 2022


Notary Public
John Caldwell

Print Name

My Commission expires:

John Caldwell
My Commission Expires
12/26/2023



IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11 day of March, 2022

Francesca C. Magnolia
FRANCESCA C. MAGNOLIA

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that FRANCESCA C. MAGNOLIA, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

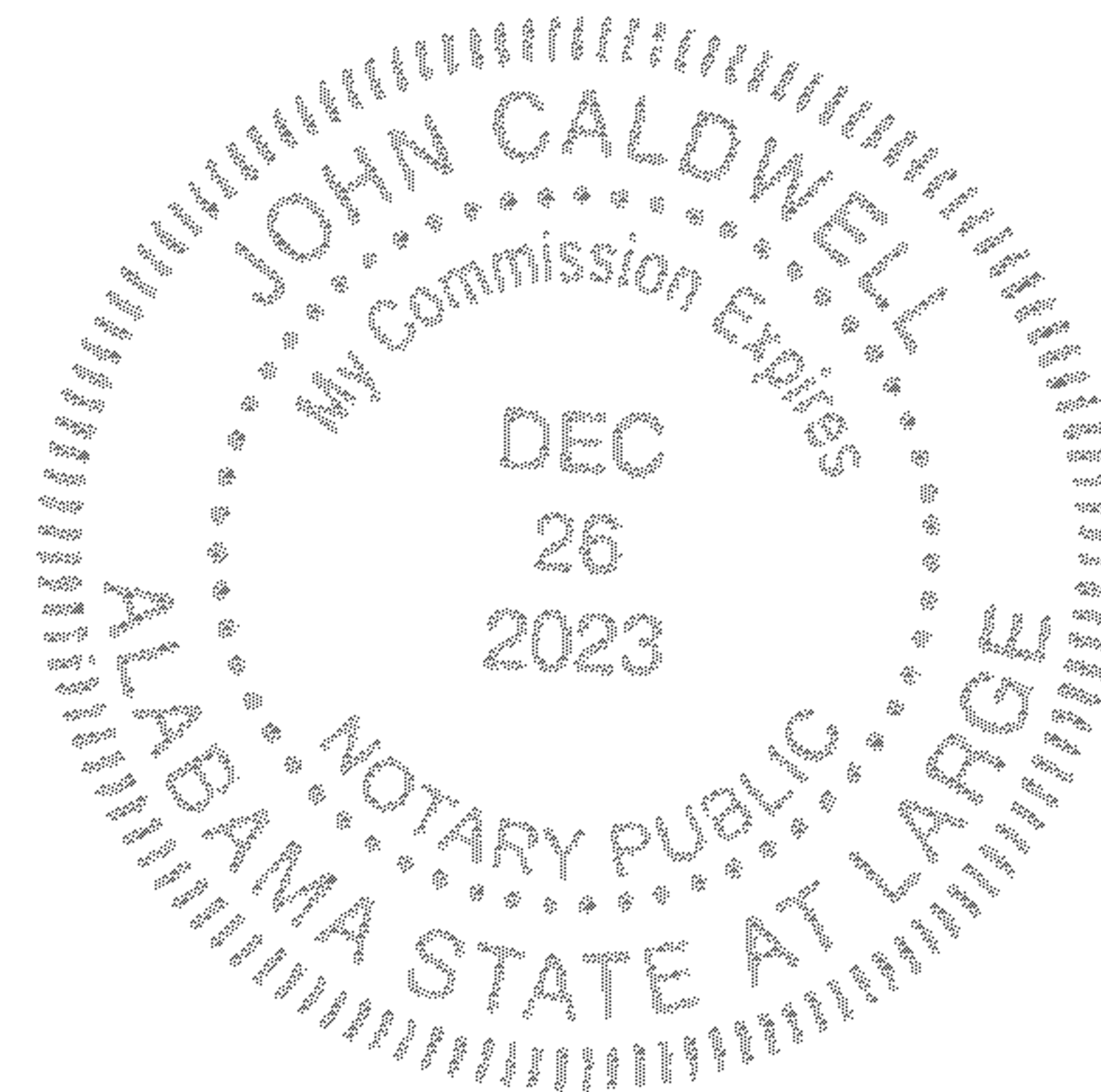
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of March, 2022

John Caldwell
Notary Public
John Caldwell

Print Name

My Commission expires

John Caldwell
My Commission Expires
12/26/2023



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

James R. Graebner and Tiziana Graebner and Francesca C. Magnolia

352 Chesser Loop Circle, Chelsea, AL 35043

Grantee's address:

James R. Graebner and Tiziana M. Graebner, 352 Chesser Loop Circle, Chelsea, AL 35043

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James R. Graebner, Tiziana Graebner
 Mailing Address Francesca C. Magnolia
 352 Chesser Loop Circle
 Chelsea, AL 35043

Grantee's Name James R. Graebner, Tiziana Graebner
 Mailing Address 352 Chesser Loop Circle
 Chelsea, AL 35043

Property Address 352 Chesser Loop Circle
 Chelsea, AL 35043

Date of Sale 3-11-2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 268,100 \times 1/3 = 89,366.67

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/17/2022 08:18:57 AM
 \$125.50 JOANN
 20220317000109510



The purchase price or actual value claimed Alvin S. Boyd is form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☒ Other county website☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-11-22Print James R Graebner

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**